

CITY OF SAN ANTONIO

Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
First Floor

January 5, 2010
Tuesday, 12:45 PM

ZONING COMMISSIONERS

Carolyn Kelley – District 1
Bennie Cole – District 2
Don Gadberry – District 3
Jim Myers – District 4
Joe Valadez – District 5

Christopher Martinez – District 6
David Christian – District 7
Billy J. Tiller – District 8
Milton R. McFarland – District 10
James Gray – District Mayor

Susan Wright – District 9
Chair

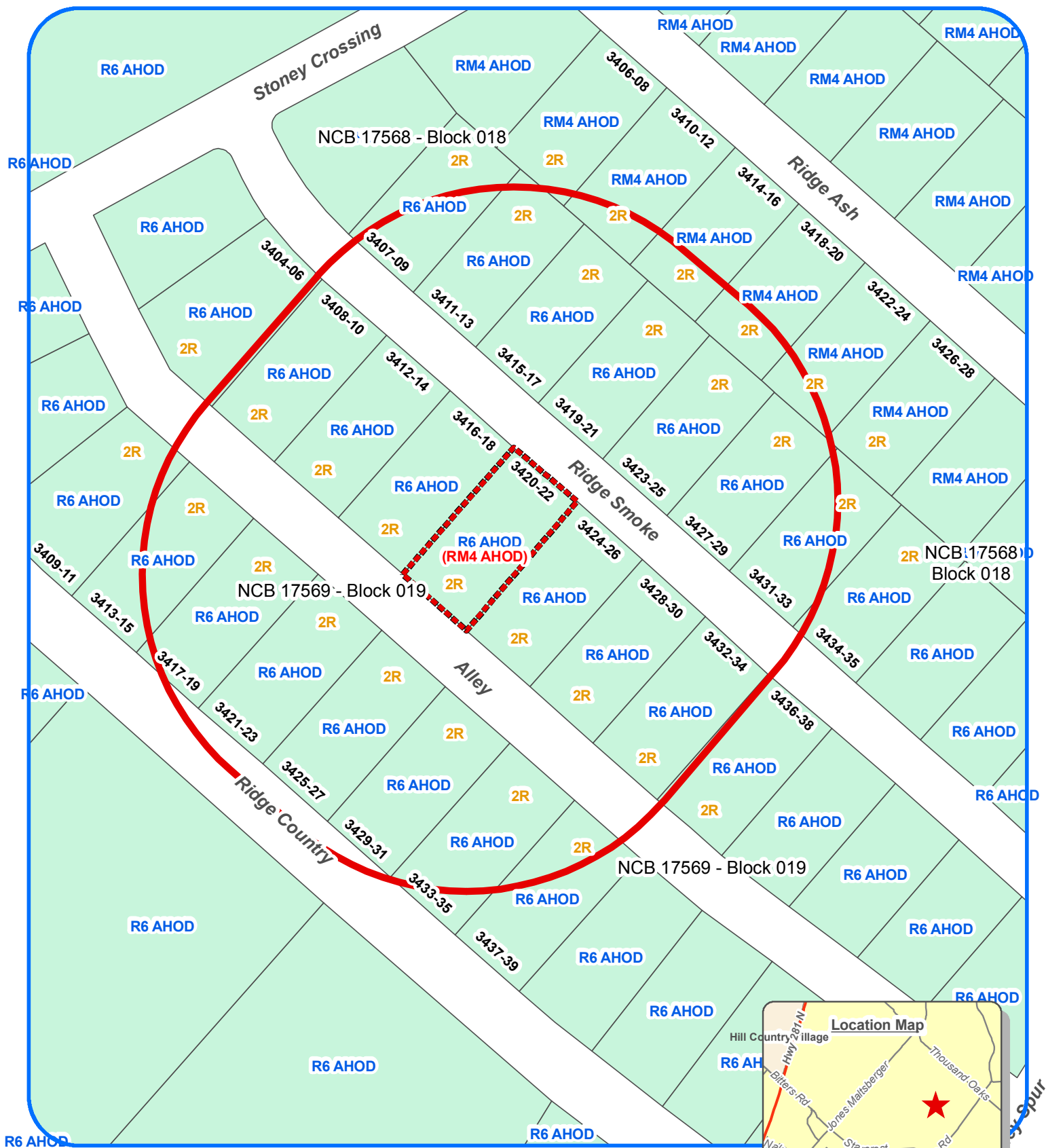
1. **12:45 PM** - Work Session discussion of policies and administrative procedures and any items for consideration on the agenda for January 5, 2010.
2. 1:00 P.M. Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of December 15, 2009 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2010020:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 6, Block 19, NCB 17569, 3422 Ridge Smoke. (Council District 9)
7. **ZONING CASE NUMBER Z2010021:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lots 75, 76 and 77, Block 3, NCB 16060, 6400 Block of IH 35 North. (Council District 2)
8. **ZONING CASE NUMBER Z2010022 HS:** A request for a change in zoning from “H IDZ AHOD MC-1” Infill Development Zone Mission Historic Airport Hazard Overlay Roosevelt Metropolitan Corridor Overlay District to “H HS IDZ AHOD MC-1” Historic Significant Infill Development Zone Mission Historic Airport Hazard Overlay Roosevelt Metropolitan Corridor Overlay District on 25.962 acres out of NCB 7675, 3100 Roosevelt Avenue. (Council District 3)
9. **ZONING CASE NUMBER Z2010023 H:** A request for a change in zoning from “R-4 RIO-1” Residential Single-Family River Improvement Overlay District-1, “HS R-4 RIO-1” Historic Significant Residential Single-Family River Improvement Overlay District-1, “R-4 RIO-1 CD” Residential Single-Family River Improvement Overlay District-1 with a Conditional Use for two dwelling units, “R-4 RIO-1 CD” Residential Single-Family River Improvement Overlay District-1 with a Conditional Use for four

dwelling units, “R-4 RIO-1 CD” Residential Single-Family River Improvement Overlay District-1 with a Conditional Use for six dwelling units, “MF-33 RIO-1” Multi-Family River Improvement Overlay District-1, “C-2 RIO-1” Commercial River Improvement Overlay District-1 to “H R-4 RIO-1” Residential Single-Family River Road Historic River Improvement Overlay District-1, “H HS R-4 RIO-1” Historic Significant Residential Single-Family River Road Historic River Improvement Overlay District-1, “H R-4 RIO-1 CD” Residential Single-Family River Road Historic River Improvement Overlay District-1 with a Conditional Use for two dwelling units, “H R-4 RIO-1 CD” Residential Single-Family River Road Historic River Improvement Overlay District-1 with a Conditional Use for four dwelling units, “H R-4 RIO-1 CD” Residential Single-Family River Road Historic River Improvement Overlay District-1 with a Conditional Use for six dwelling units, “H MF-33 RIO-1” Multi-Family River Road Historic River Improvement Overlay District-1, “H C-2 RIO-1” Commercial River Road Historic River Improvement Overlay District-1 on an area generally bound by Trail, Anastacia, and Allison Road to the north, US Hwy 281 to the west, East Craig Place to the south, and River Road to the east. (Council District 1)

10. **ZONING CASE NUMBER Z2010024:** A request for a change in zoning from “C-3” General Commercial District to “R-3” Residential Single-Family District on Lot K, NCB 863, 3110 North St. Mary's Street. (Council District 1)
11. **ZONING CASE NUMBER Z2010025:** A request for a change in zoning from “R-6” Residential Single-Family District to “MF-18” Multi-Family District on Parcel 79, NCB 14618, 6500 Eckhert Road. (Council District 7)
12. **ZONING CASE NUMBER Z2010026 CD:** A request for a change in zoning from “C-2” Commercial District to “C-2 CD” Commercial District with a Conditional Use for a Funeral Home on 0.63 of an acre out of Lot 2 and Lot 3, Block 30, NCB 10629, 4462 East Houston Street. (Council District 2)
13. **ZONING CASE NUMBER Z2010028 S:** A request for a change in zoning from “C-3” General Commercial District to “C-3 S” General Commercial District with a Specific Use Authorization for a Pay Day Loan Agency on Lot 13, Block 5, NCB 8935, 1801 Southwest Military Drive. (Council District 4)
14. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
15. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



Zoning Case Notification Plan

Case Z-2010-020

Council District 9

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 17569 - Block 019 - Lot 6

Legend

Subject Property (0.2 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT

(TEXT)



Planning & Development Services Dept
 City of San Antonio
 (12/07/2009 - E Hart)

CASE NO: Z2010020

Final Staff Recommendation - Zoning Commission

Date: January 05, 2010

Council District: 9

Ferguson Map: 551 F1

Applicant Name:

Owner Name:

Tyrone K. Macchia

Tyrone K. Macchia

Zoning Request: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District.

Property Location: Lot 6, Block 19, NCB 17569

3422 Ridge Smoke

On the southwest side of Ridge Smoke between Stoney Crossing and Stoney Spur

Proposal: To conform zoning with existing land use (two-family dwelling)

Neigh. Assoc. Ridgestone Neighborhood Association

Neigh. Plan San Antonio International Airport Vicinity (Proposed)

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

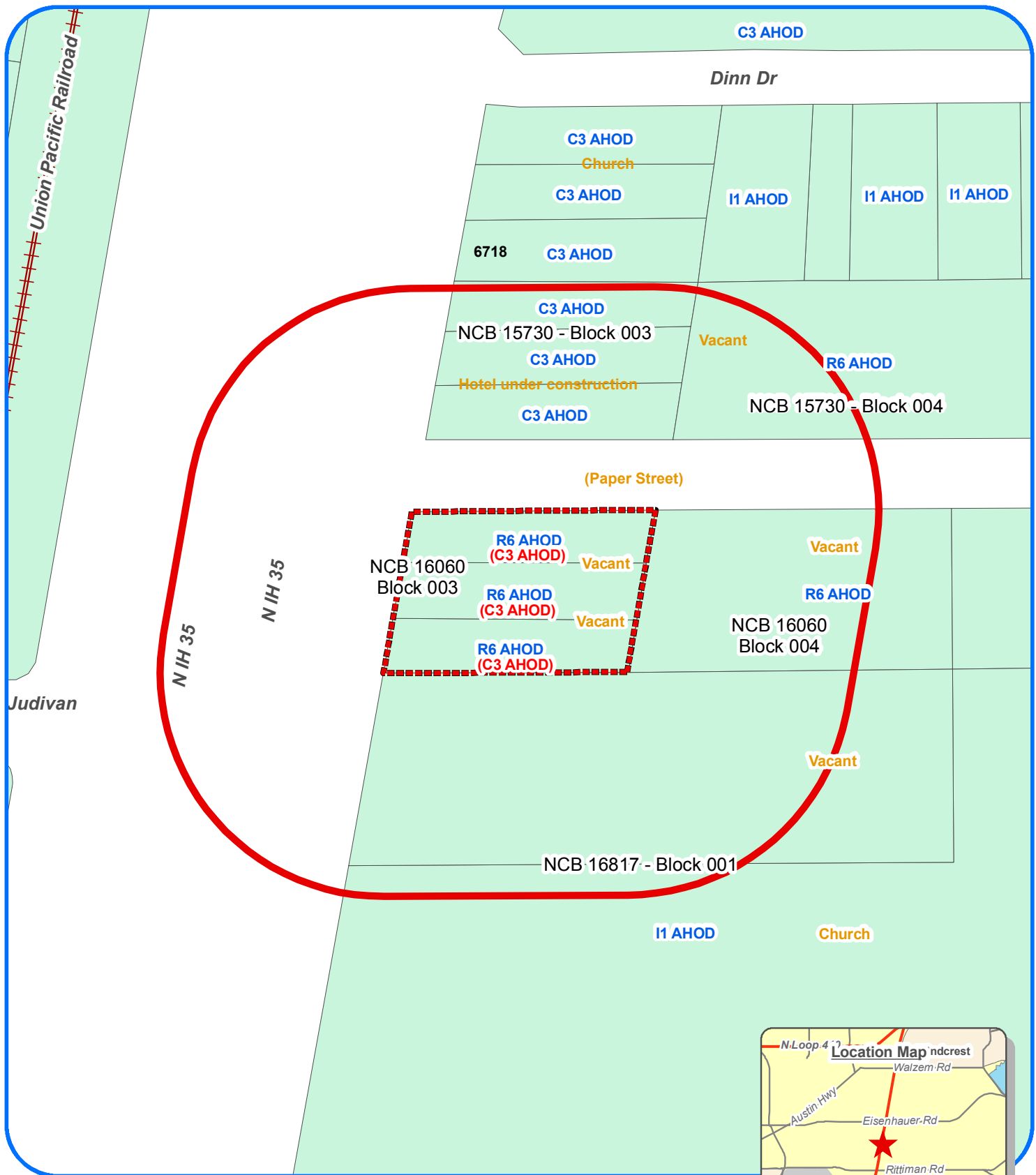
Staff Recommendation:

Approval

The .200 acre site is located in northeast San Antonio, on the southwest side of Ridge Smoke between Stoney Crossing and Stoney Spur. The subject property is occupied by one existing two-family dwelling and has frontage on Ridge Smoke, a local street. The existing two-family dwelling on the subject property measures approximately 2645 square feet and construction was completed in 1985. The City of San Antonio annexed the .200 acre site in December of 1984 and assigned Temporary "R-1" Single-Family Residence District, which converted to "R-6" Residential Single Family District in February 2002. The subject property is completely surrounded by "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District. The applicant did not register the two-family dwelling as a nonconforming use within sixty (60) days of the effective date of annexation.

The applicant is requesting a change of zoning in order to conform zoning to existing land use (two-family dwelling). Although the general area is primarily zoned "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, there is an existing mix of single and two-family residential uses in the general area. The current zoning of "R-6 AHOD" permits only single-family dwellings with a minimum lot size of 6,000 square feet. The "RM-4 AHOD" permits single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, with a maximum density of 11 units per acre but due to the lot's size would allow two units maximum. Staff finds the requested zoning district to be appropriate as it would continue to offer a mix of housing types for the neighborhood, but due to the property's limited size would not allow too many dwelling units. The San Antonio International Airport Vicinity is a proposed plan for the area.

CASE MANAGER : Pedro Vega 207-7890



Zoning Case Notification Plan

Case Z-2010-021

Council District 2

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 16060 - Block 003 - Lots 75, 76 and 77

Legend

- Subject Property (0.746 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain

TEXT
(TEXT)



Planning & Development Services Dept
City of San Antonio
(12/07/2009 - E Hart)

CASE NO: Z2010021

Final Staff Recommendation - Zoning Commission

Date: January 05, 2010

Council District: 2

Ferguson Map: 584 E3

Applicant Name:

Owner Name:

Faili Enterprises & Nisaha Inc.

Faili Enterprises & Nisaha Inc.

Zoning Request: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District.

Property Location: Lots 75, 76 and 77, Block 3, NCB 16060

6400 Block of IH 35 North

On the east side of IH 35 North between Dinn Drive to the north and Center Park Boulevard to the south.

Proposal: To allow a restaurant.

Neigh. Assoc. Park Village Neighborhood Association

Neigh. Plan None

TIA Statement: A Level 1 Traffic Impact Analysis can be postponed until platting or permitting.

Staff Recommendation:

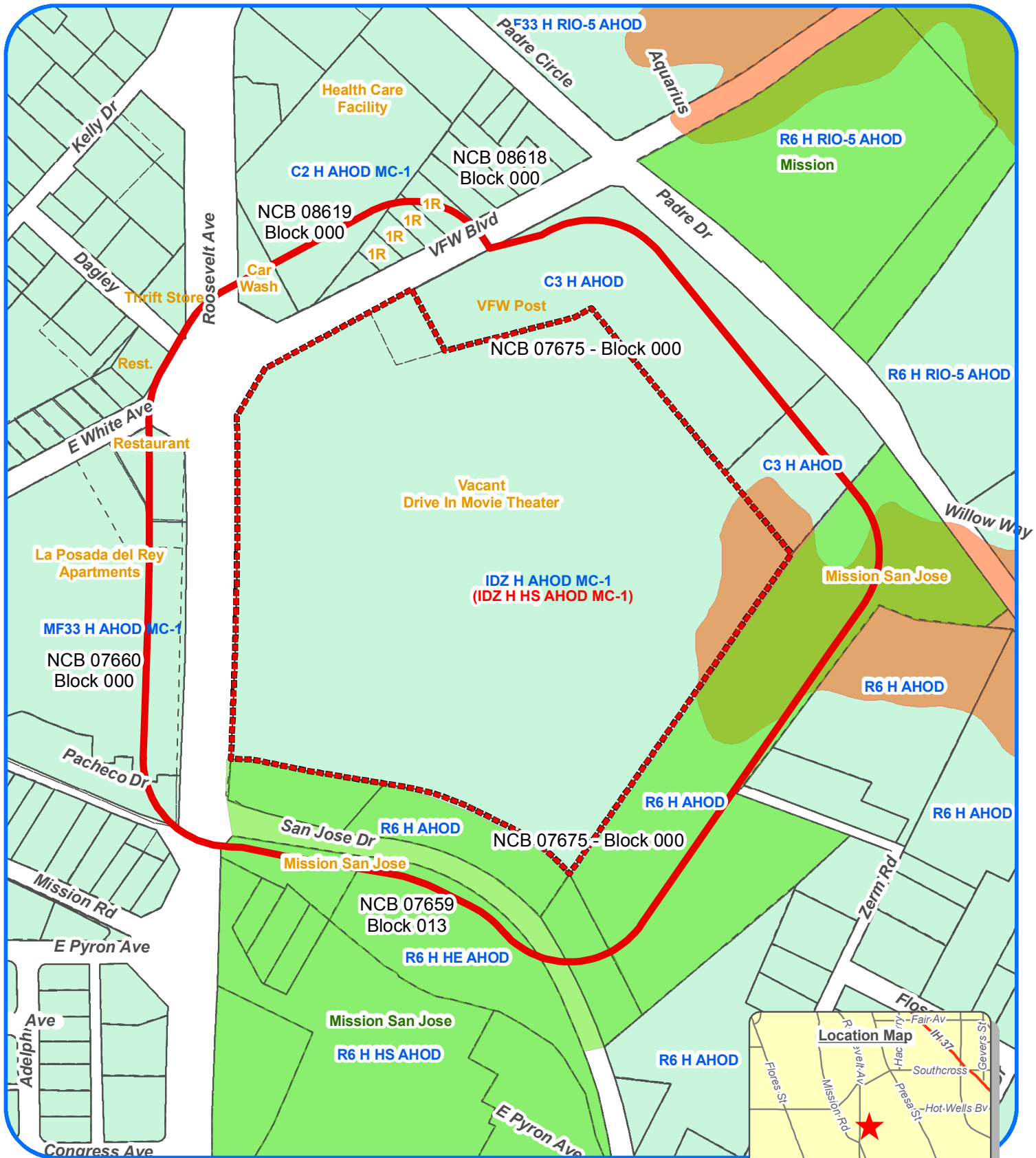
Approval

The subject property consists of three undeveloped parcels of land with ingress/egress on IH 35 North. The property is adjacent to R-6 zoning to the south and east and C-3 zoning to the north. The surrounding land uses consist of a hotel that is currently under construction to the north and undeveloped land to the south and east. The property located directly to the southeast is currently zoned R-6 Residential Single-Family District and it is proposed to be rezoned to C-3 General Commercial District per zoning case Z2010011. This case is scheduled to be considered by City Council on January 21, 2010. The Zoning Commission recommended approval of that case at the December 1, 2009 public hearing.

The applicant is applying for C-3 zoning in order to allow a restaurant. A significant amount of I-1 and C-3 zoning exists within the general vicinity of the subject property. Staff finds the request for heavy commercial zoning to be appropriate given the subject property's location on a freeway and the prevalence of commercial uses to the south and north. The requested C-3 zoning is classified as a regional commercial district, which is most appropriate at the intersections of major thoroughfares or commercial nodes. The C-3 General Commercial District at the proposed location would continue the historic development and concentration of heavy commercial uses along Interstate Highway 35 North.

Further, commercial uses would be more compatible at this location than would residential uses because the existing zoning, transportation and use patterns in this area are overwhelmingly commercial in nature.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2010-022 HS

Council District 3

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): 25.962 acres out of NCB 07675

Legend

Subject Property (25.962 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (12/08/2009 - E Hart)

CASE NO: Z2010022 HS

Final Staff Recommendation - Zoning Commission

Date: January 05, 2010

Council District: 3

Ferguson Map: 651 A6

Applicant Name:

Owner Name:

City of San Antonio Historic Preservation
Office

City of San Antonio

Zoning Request: From "H IDZ AHOD MC-1" Infill Development Zone Mission Historic Airport Hazard Overlay Roosevelt Metropolitan Corridor Overlay District to "H HS IDZ AHOD MC-1" Historic Significant Infill Development Zone Mission Historic Airport Hazard Overlay Roosevelt Metropolitan Corridor Overlay District.

Property Location: 25.962 acres out of NCB 7675

3100 Roosevelt Avenue

Located southeast of the intersection of Roosevelt Avenue and VFW Boulevard.

Proposal: To designate Historic Significant

Neigh. Assoc. Mission San Jose Neighborhood Association

Neigh. Plan South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is 25.962 acres in size and is located southeast of the intersection of Roosevelt Avenue and VFW Boulevard. The property is adjacent to R-6 zoning to the south, C-2 zoning to the north, C-2 and MF-33 zoning to the west and C-3 and R-6 zoning to the east. The surrounding land uses consist of a restaurant and apartments to the west, commercial uses and a VFW hall to the north, vacant land to the south and east.

The Historic Preservation Office recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On November 4, 2009, the Historic and Design Review Commission agreed with the Historic Preservation Office and is recommending approval of a finding of Historic Significance. Acting as the applicant for the zoning case, the Historic Preservation Office requests a zoning change to H HS IDZ AHOD MC-1 Historic Significant Infill Development Zone Mission Historic Airport Hazard Overlay Roosevelt Metropolitan Corridor Overlay District.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

The South Central San Antonio Community Plan designates the future land use of the subject property as Mixed Use. However, there is no request to change the base zoning district; therefore, the request does not require an amendment to the plan.

CASE MANAGER : Brenda Valadez 207-7945

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2010022 HS

Address: 3100 Roosevelt Ave.

Existing Zoning: C-3 H AHOD

Requested Zoning: C-3 H HS AHOD

Registered Neighborhood Association(s): Mission San Jose Neighborhood Association

Neighborhood/Community/Perimeter Plan: South Central San Antonio Community Plan

Future Land Use for the site: Mixed Use

Analysis:

The Historic Preservation Officer is requesting a Certificate of Appropriateness for approval of finding of historic significance for the Mission 4 Drive in Theater located at 3100 Roosevelt. The Mission Drive-In opened in 1948 on Roosevelt Avenue. It was the last remaining drive-in theater in the San Antonio area. Parts of the theatre were demolished in May 2009 in preparation for redevelopment. However the giant screen and its marquee will be preserved through this zoning designation.

The subject area for this application is approximately 25.96 acres. The properties around the subject property have R-6 H AHOD zoning to the east, MF-33 H AHOD to the west, C-3 H AHOD to the north and northeast and R-6 H AHOD to the south. The City of San Antonio Office of Historic Preservation is seeking a zoning change from C-3 H AHOD to C-3 H HS AHOD to designate this property with a historic significance status.

The future land use in the South Central San Antonio Community Plan designates this section of the area as Mixed Use land use. Historic character and value of historical sites was recognized by the plan (Community Facilities/Quality of Life section on page 29). Preservation of the historic character of the neighborhood is essential for the integrity of this neighborhood.

The approval of this zoning case keeps in spirit with the goals and objectives of the South Central San Antonio Community Plan. Designating this property as historic significance will aid in further preserving the architectural and historical character of this area of our community.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

Reviewer: John Osten

Title: Sr. Planner

Date: 12/14/2009

Manager Review: Andrea Gilles

Date: 12/14/2009



Z2010022

CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

November 04, 2009

HDRC CASE NO: 2009-333

ADDRESS: 3100 Roosevelt Road

LEGAL DESCRIPTION:

PUBLIC PROPERTY:

HISTORIC DISTRICT: Mission Historic District

LANDMARK DISTRICT:

APPLICANT: City of San Antonio Historic Preservation 1901 S. Alamo

OWNER: City of San Antonio

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The Historic Preservation Officer is requesting a Certificate of Appropriateness for approval of finding of historic significance for the Mission 4 Drive in Theater located at 3100 Roosevelt.

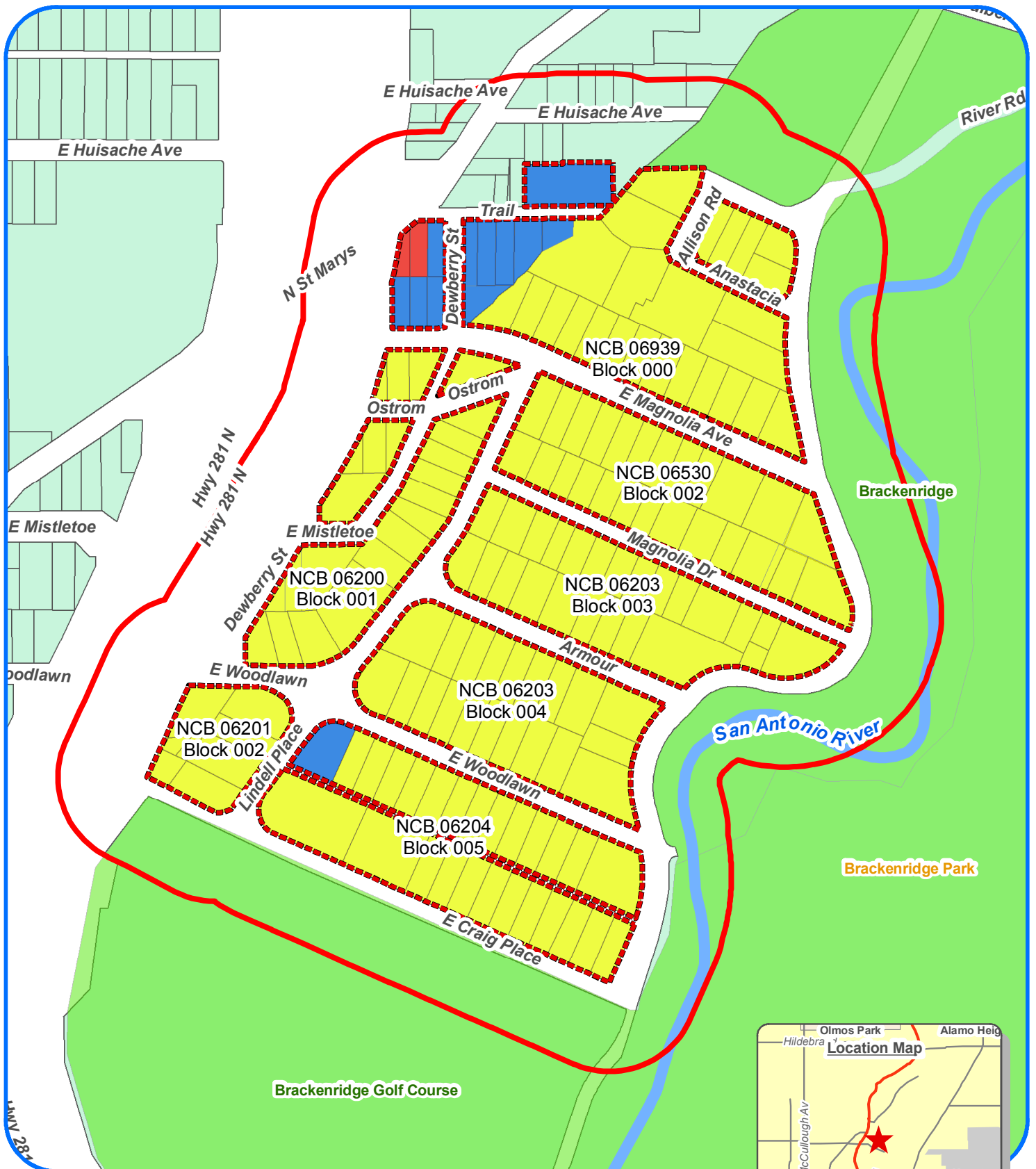
RECOMMENDATION:

Staff recommends issuance of a finding of historic significance and recommendation to Zoning and City Council for historic designation. Approval of this request based on the statement of significance included in the full HDRC packet. This property is within the Mission Historic District. This additional level of designation is proposed as a means to identify this structure for its exceptional contribution to the City of San Antonio for both its architectural and cultural significance.

COMMISSION ACTION:

Approval of a finding of Historic Significance.

Sharon Peterson Wasielewski
Historic Preservation Officer



Zoning Case Notification Plan

Case Z-2010-023

Council District 1

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): Various (See Attachment)

Legend

- Subject Property (30.8 Acres)
- 200' Notification Buffer
- Current Commercial
- Current Multi-Family
- Current Residential



Planning & Development Services Dept
City of San Antonio
(12/09/2009 - E Hart)

Note: Proposed Zoning Change Will Add "H" (Historical District Designation) to Current Zoning Classifications

CASE NO: Z2010023 H

Final Staff Recommendation - Zoning Commission

Date: January 05, 2010

Council District: 1

Ferguson Map: 617 A1

Applicant Name:

Owner Name:

City of San Antonio Historic Preservation
Office

Multiple Owners

Zoning Request: From "R-4 RIO-1" Residential Single-Family River Improvement Overlay District-1, "HS R-4 RIO-1" Historic Significant Residential Single-Family River Improvement Overlay District-1, "R-4 RIO-1 CD" Residential Single-Family River Improvement Overlay District-1 with a Conditional Use for two dwelling units, "R-4 RIO-1 CD" Residential Single-Family River Improvement Overlay District-1 with a Conditional Use for four dwelling units, "R-4 RIO-1 CD" Residential Single-Family River Improvement Overlay District-1 with a Conditional Use for six dwelling units, "MF-33 RIO-1" Multi-Family River Improvement Overlay District-1, "C-2 RIO-1" Commercial River Improvement Overlay District-1 to "H R-4 RIO-1" Residential Single-Family River Road Historic River Improvement Overlay District-1, "H HS R-4 RIO-1" Historic Significant Residential Single-Family River Road Historic River Improvement Overlay District-1, "H R-4 RIO-1 CD" Residential Single-Family River Road Historic River Improvement Overlay District-1 with a Conditional Use for two dwelling units, "H R-4 RIO-1 CD" Residential Single-Family River Road Historic River Improvement Overlay District-1 with a Conditional Use for four dwelling units, "H R-4 RIO-1 CD" Residential Single-Family River Road Historic River Improvement Overlay District-1 with a Conditional Use for six dwelling units, "H MF-33 RIO-1" Multi-Family River Road Historic River Improvement Overlay District-1, "H C-2 RIO-1" Commercial River Road Historic River Improvement Overlay District-1.

Property Location: Multiple properties

Area generally bound by Trail, Anastacia, and Allison Road to the north, US Hwy 281 to the west, East Craig Place to the south, and River Road to the east

Proposal: To create the River Road Historic District

Neigh. Assoc. River Road Neighborhood Association

Neigh. Plan River Road Neighborhood Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

The Office of Historic Preservation recommends the designation of the River Road Historic District. The subject property consists of 161 parcels, totaling 30.8 acres, generally bound by Trail, Anastacia, and Allison Road to the north, US Hwy 281 to the west, East Craig Place to the south, and River Road to the east. The River Road Neighborhood Plan makes reference to the historic character of the area and recognizes that preservation is essential to the integrity of the neighborhood. On November 4, 2009 the Historic and Design Review Commission concurred with Staff and is recommending approval of this Historic District designation.

The subject properties are located within the City Limits as they existed in 1938. Most of the area was originally zoned "B" Residence District. Parcels in the northwest portion were originally zoned "C" Apartment

CASE NO: Z2010023 H

Final Staff Recommendation - Zoning Commission

District and "F" Local Retail District; and one parcel in the southwest portion was rezoned to "D" Apartment District in 1963. Upon adoption of the 2001 Unified Development Code, the previous zoning districts converted to "R-4" Residential Single-Family District (previously "B" district), "MF-33" Multi-Family District (previously "C" and "D" districts), and "C-2" Commercial District (previously "F" district). In 2001, the "RIO-1" River Improvement Overlay District was applied to the area. In a 2005 comprehensive rezoning case, multiple properties in the area were given Conditional Uses for two, four, or six-unit dwellings. A majority of the included parcels have existing single-family residential uses, while others are developed with multi-family dwellings. Two subject property parcels abutting US Highway 281 are used for billboards. The subject properties are surrounded by Brackenridge Park and Golf Course to the northeast, east, and south; with Highway 281 to the west. Also, there is a small commercial/office node located directly north of the subject properties, along North St. Mary's and East Mulberry Avenue.

A petition representing 56% of the subject property residents has been submitted in favor of the Historic District designation. Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Micah Diaz 207-5876

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2010023 H

Address: Multiple

Existing Zoning: MF-33 RIO-1, C-2 RIO-1, R-4 RIO-1, R-4 HS RIO-1, R-4 CD RIO-1

Requested Zoning: MF-33 RIO-1 H, C-2 RIO-1 H, R-4 RIO-1 H, R-4 HS RIO-1 H, R-4 CD RIO-1H

Registered Neighborhood Association(s): River Road Neighborhood Association

Neighborhood/Community/Perimeter Plan: River Road Neighborhood Plan

Future Land Use for the site: Low Density Residential, Medium Density Residential, Neighborhood Commercial

Analysis:

The subject area for this historic designation application includes many of the River Road Neighborhood properties. The area within Highway 281 (McAllister Freeway) to the west, East Craig Place to the south, River Road to the east, and Trail Street and Allison Road to the north is subject to this zoning change request. The River Road Neighborhood Plan which was adopted in 1985 makes references to the historic character and significance of the area (p. 14). Preservation of the historic character of the neighborhood is essential for the integrity of this neighborhood

The neighborhood is characterized by narrow, winding, tree-shaded streets and a collection of early 20th century residences including Bungalows, Tudor Revival cottages, and minimal traditional houses. The City of San Antonio Office of Historic Preservation is seeking a zoning change in order to designate these properties with a historic district status.

The future land use in the River Road Neighborhood Plan designates this section of the area mostly as Low Density Residential, few Medium Density Residential and Neighborhood Commercial land uses.

The approval of this zoning case keeps in spirit with the plan, goals and objectives of the River Road Neighborhood Plan. Designating these properties as historic will aid in further preserving the architectural and historical character of this area of our community.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

Reviewer: John Osten

Title: Sr. Planner

Date: 12/10/2009

Manager Review: Andrea Gilles

Date: 12/10/2009



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

November 04, 2009

HDRC CASE NO:

2009-342

ADDRESS:

102 -114 Allison, 104-125 Anastacia, 101- 142 Armour, 511 -563 E Craig,
101- 235 Lindell, 100-157 Magnolia, 725- 965 E Mistletoe,
146 - 222 Ostrom, 403- 909 River, 3224-3228 N. St Marys, 302-335 Trail, 666-
758 E Woodlawn

APPLICANT:

City of San Antonio Office of Historic Preservation 1901 S Alamo

OWNER:

Various

TYPE OF WORK:

Designation of Historic District

REQUEST:

The applicant is requesting that the Commission issue a finding of historic significance for the River Road Historic District. The applicant is also requesting that the commission recommend approval to the Zoning Commission and to the City Council for designation of this area as River Road Historic District. A petition in favor of the district extension has been signed by 56.0% of property owners within the proposed district extension boundaries.

RECOMMENDATION:

Staff recommends an issuance of a finding of Historic Significance and recommendation to Zoning and City Council for historic designation. Please see the Statement of Significance including in the full HDRC packet for additional information.

The proposed district extension is shown on the accompanying map and contains the following properties:

NCB A-2 BLK LOT 20

NCB 7036 BLK LOT W 48 FT OF 1

NCB 7036 BLK LOT E 4 FT OF 1 & W 48 FT OF 2

NCB 7036 BLK LOT E 4 FT OF 2 & W 34 FT OF 3

NCB 2 BLK LOT G, H & W IRR 58.4 FT OF FNCB 6391 BLK LOT E IRR 107.7 FT OF 10

NCB A2 BLK LOT E EXC E IRR 18.9 & E 1.6' OF F, NCB 7080 N 88.4' OF W 12.6 OF 1

NCB 7080 BLK LOT 2, 3, NE IRR 37.4 FT OF 1 & NW IRR 10 OF 4 & NCB A2 SE 17.3 OF E

NCB A-2 BLK LOT 19

NCB 6202 BLK 3 LOT 1

NCB 6203 BLK 4 LOT 1 & 2

NCB 6202 BLK 3 LOT 2

NCB 6203 BLK 4 LOT 3

NCB 6203 BLK 4 LOT 4

NCB 6202 BLK 3 LOT 3

NCB 6203 BLK 4 LOT 5

NCB 6202 BLK 3 LOT 4 & W 25 FT OF 5

NCB 6203 BLK 4 LOT 6

NCB 6202 BLK 3 LOT 6 & E 25 FT OF 5

NCB 6203 BLK 4 LOT 7

NCB 6202 BLK 3 LOT 7 & W 9 FT OF N 46 FT OF 8

NCB 6203 BLK 4 LOT 8

NCB 6202 BLK 3 LOT 8 EXC W 9 FT OF N 46 FT

NCB 6203 BLK 4 LOT 9 & W 25 FT OF 10

NCB 6202 BLK 3 LOT 9
 NCB 6203 BLK 4 LOT N 100 OF 11 & 12, N 100 FT OF E 25 OF 10 & N 100 OF W IRR 35 OF 13
 NCB 6204 BLK 5 LOT 18 THRU 21
 NCB 6204 BLK 5 LOT 22 23 & 24
 NCB 6204 BLK 5 LOT 25
 NCB 6204 BLK 5 LOT 26
 NCB 6204 BLK 5 LOT 27
 NCB 6204 BLK 5 LOT 28
 NCB 6204 BLK 5 LOT 29
 NCB 6204 BLK 5 LOT 30
 NCB 6204 BLK 5 LOT 31
 NCB 6204 BLK 5 LOT 32
 NCB 6204 BLK 5 LOT 33
 NCB 6461 BLK LOT SE TRI 95.83 FT OF 22
 NCB 3098 BLK LOT E IRR 15 FT OF S IRR 68 FT OF 84
 NCB 6201 BLK 2 LOT 24 S 20 FT OF 23
 NCB: 6201 BLK: 2 LOT: E 34.94 FT OF W 59.75 FT OF 25 BELMONT PLACE (LABOR DITCH)
 NCB: 6201 BLK: 2 LOT: E 153.5 FT OF 25 BELMONT PLACE SUBD
 NCB: 6201 BLK: 2 LOT: W IRR 24.81 FT OF 25 BELMONT PLACE SUBD
 NCB 6204 BLK 5 LOT 1
 NCB 6201 BLK 2 LOT 21
 NCB 6200 BLK 1 LOT 20 & NE 50 FT OF 19
 NCB 6200 BLK 1 LOT 21
 NCB 6200 BLK 1 LOT 22 S 20 FT OF 23
 NCB 6200 BLK 1 LOT N 30 FT OF 23 & S 40 FT OF 24
 NCB 6529 BLK 1 LOT 1
 NCB 6200 BLK 1 LOT 25 N 10 FT OF 24
 NCB 6529 BLK 1 LOT 2
 NCB 6529 BLK 1 LOT 3
 NCB 6529 BLK 1 LOT NE IRR 38.25 FT OF 4
 NCB 6531 BLK 3 LOT W, 50 FT OF 1
 NCB 6530 BLK 2 LOT 1
 NCB 6531 BLK 3 LOT 2, E 10 FT OF 1
 NCB 6530 BLK 2 LOT 2
 NCB 6530 BLK 2 LOT 3
 NCB 6531 BLK 3 LOT 3
 NCB 6530 BLK 2 LOT 4
 NCB 6531 BLK 3 LOT 4
 NCB 6530 BLK 2 LOT 5
 NCB 6531 BLK 3 LOT 5
 NCB 6530 BLK 2 LOT 6
 NCB 6531 BLK 3 LOT 6
 NCB 6530 BLK 2 LOT 7
 NCB 6531 BLK 3 LOT 7
 NCB 6530 BLK 2 LOT 8, AND W 25 FT OF 9
 NCB 6531 BLK 3 LOT 8
 NCB 6531 BLK 3 LOT 9 AT 134 MAGNOLIA DR
 NCB 6530 BLK 2 LOT 10, E 25 FT OF 9
 NCB 6531 BLK 3 LOT 10
 NCB 6530 BLK 2 LOT 11
 NCB 6530 BLK 2 LOT 12, & W 25 FT OF 13
 NCB 6531 BLK 3 LOT 11, AND 12
 NCB 6530 BLK 2 LOT 14, E 25 FT OF 13 & W 10 FT OF 15 & 16
 NCB 6531 BLK 3 LOT 13
 NCB: 6531 BLK: 3 LOT: N 74.68' OF 14
 NCB 6530 BLK 2 LOT E IRR 145 FT OF 15 & E IRR 157 FT OF 16
 NCB 6391 BLK LOT 5
 NCB 6391 BLK LOT 6
 NCB 6391 BLK LOT 7
 NCB 6939 BLK LOT 1
 NCB 6939 BLK LOT W 55 OF 2
 NCB 6939 BLK LOT 2 & 5 FT OF 2

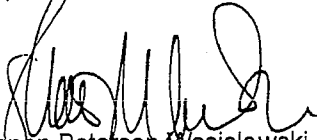
Z2010023

NCB 6530 BLK 2 LOT 30
NCB 6939 BLK LOT 4
NCB 6530 BLK 2 LOT 29
NCB 6939 BLK LOT 5 AT 819 MAGNOLIA AVE E
NCB 6530 BLK 2 LOT 28
NCB 6939 BLK LOT 6
NCB 6530 BLK 2 LOT 27
NCB 6939 BLK LOT 7
NCB 6530 BLK 2 LOT 26
NCB 6939 BLK LOT 8 & W 12.5 FT OF 9
NCB 6939 BLK LOT E 37.5 FT OF 9 & W 25 FT OF 10
NCB 6530 BLK 2 LOT 25
NCB 6530 BLK 2 LOT 24
NCB 6939 BLK LOT 15
NCB 6530 BLK 2 LOT 23
NCB 6939 BLK LOT E 25 FT OF 11 & W 37.5 FT OF 12
NCB 6530 BLK 2 LOT 22
NCB 6530 BLK 2 LOT 20, AND 21
NCB 6939 BLK LOT 13 & E 12.5 FT OF 12
NCB 6530 BLK 2 LOT 18, AND 19
NCB 6939 BLK LOT 14
NCB 6461 BLK LOT SE TRI 33.59 FT OF 51, S IRR 46.11 OF 52, E IRR OF 53
NCB 6461 BLK LOT 35 EXC NW TRI 75 FT & 36
NCB 6461 BLK LOT 23, EXC NW TRI 10 FT
NCB 6461 BLK LOT SE TRI 30 FT OF 9
NCB 6461 BLK LOT 24
NCB 6461 BLK LOT 10
NCB 6461 BLK LOT 11
NCB 6938 BLK LOT 1&2
NCB 6529 BLK 1 LOT 5&6
NCB 6204 BLK 5 LOT 34
NCB 6203 BLK 4 LOT S 120 OF 24 & 25, S 120 OF E 25 OF 23 S 120 OF W IRR 59.08 OF 26
NCB 6203 BLK 4 LOT S 40 OF 11 12, 13, S 40 OF E 25 OF 10, N 20 OF 24, 25, 26, N 20 OF E 25 OF 23
NCB 6202 BLK 3 LOT 10, 11 & 12 & W IRR 74 FT OF 13 AT 149 ARMOUR
NCB: 6202 BLK: 3 LOT: E 50' OF W 124.5' OF 13; NCB: 6531 BLK: 3 LOT: S 32.16' OF 14
NCB 6202 BLK 3 E IRR 95 FT OF LOT 13 & NCB 6531 BLK 3 LOTS 15 & 16
NCB 6530 BLK 2 LOT 17
NCB 7080 BLK LOT S 74.39 OF 5, 6, & 7 & S 74.39 OF E 23 FT OF 4
NCB 7080 BLK LOT N 74.4 FT OF E 33 FT OF 4 & N 74.4 FT OF 5, 6 & 7
NCB 7036 BLK LOT S 67 FT OF E 20 FT OF 3 & S IRR 67 FT OF 4
NCB 7036 BLK LOT E 20 FT OF N 67 FT OF 3 & N 67 FT OF 4
NCB 6391 BLK LOT SE IRRG 33.8 FT OF 16
NCB 6391 BLK LOT 15
NCB 6391 BLK LOT 14
NCB 6391 BLK LOT 12 & NE PT OF 9
NCB 6391 BLK LOT 11
NCB 6391 BLK LOT W 40 FT OF 10
NCB 6078 BLK 2 LOT W 28 FT OF 17
NCB 6391 BLK LOT W IRR 45.4 FT OF E 153 FT OF 10
NCB 6078 BLK 2 LOT 18 E 12 FT OF 17
NCB 6078 BLK 2 LOT 19
NCB 6078 BLK 2 LOT 20
NCB 6201 BLK 2 LOT 17 18 & SE TRI 50 FT OF 16
NCB 6201 BLK 2 LOT 19 20
NCB 6200 BLK 1 LOT 16 EXC NW TRI 58.81 FT & W IRR 20 FT OF 17
NCB 6200 BLK 1 LOT E 50 FT OF 17
NCB 6200 BLK 1 LOT 18 & SW 20 FT OF 19
NCB 6203 BLK 4 LOT 14
NCB 6203 BLK 4 LOT 15
NCB 6204 BLK 5 LOT 2
NCB 6204 BLK 5 LOT 3

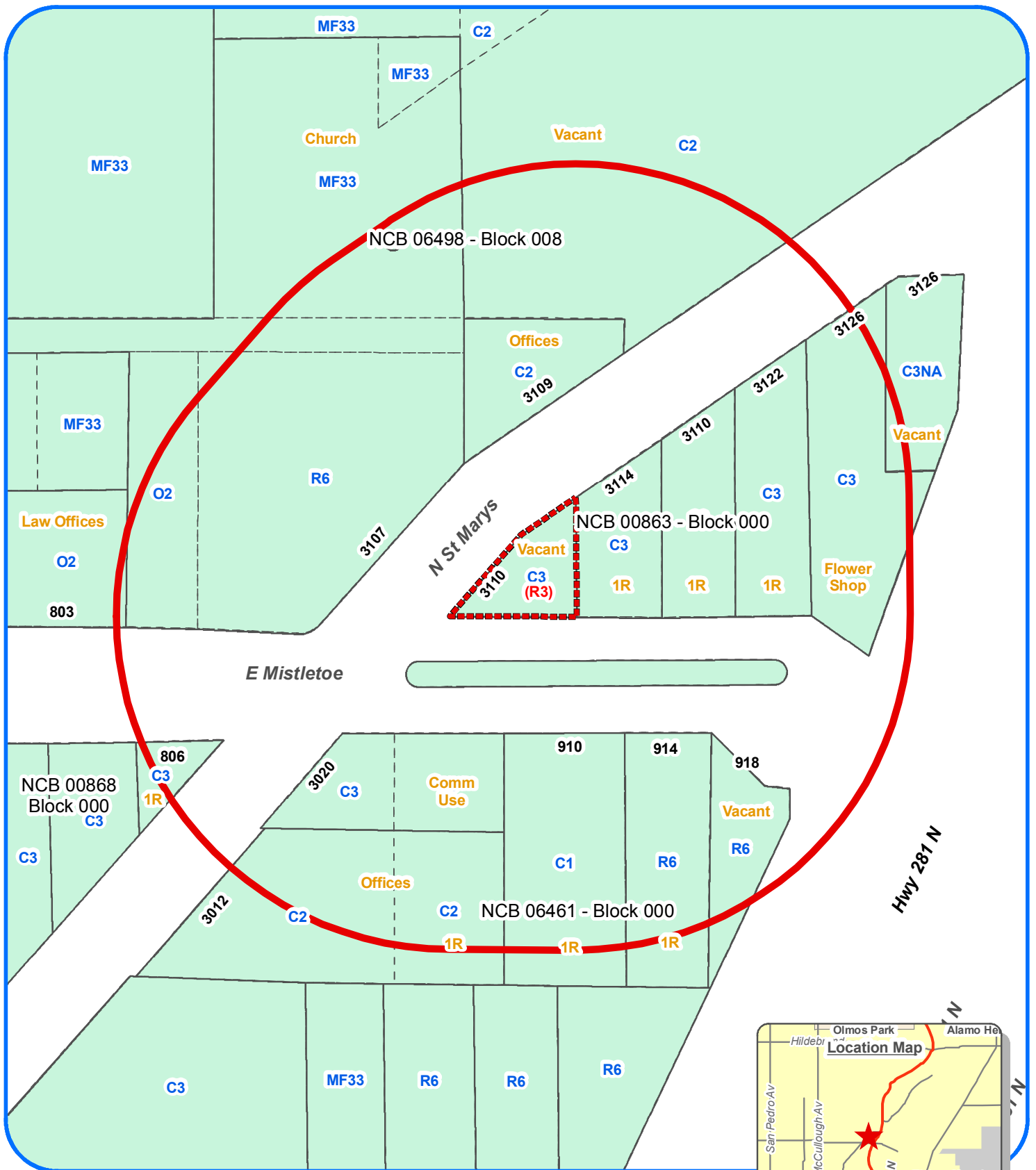
NCB 6203 BLK 4 LOT 16
NCB 6203 BLK 4 LOT 17
NCB 6204 BLK 5 LOT 5
NCB 6204 BLK 5 LOT 6 W 6 FT OF 7
NCB 6203 BLK 4 LOT 18
NCB 6203 BLK 4 LOT 19
NCB 6204 BLK 5 LOT E 44 FT OF 7, W 4 FT OF 8
NCB 6203 BLK 4 LOT 20
NCB 6204 BLK 5 LOT E 46 FT OF 8 & W 2 FT OF 9
NCB 6203 BLK 4 LOT 21 & W 12.5 FT OF 22
NCB 6204 BLK 5 LOT E 48 OF 9
NCB 6203 BLK 4 LOT E 37.5 FT OF 22 & W 25 FT OF 23
NCB 6204 BLK 5 LOT 10
NCB 6204 BLK 5 LOT 11
NCB 6204 BLK 5 LOT 12
NCB 6204 BLK 5 LOT 13
NCB 6204 BLK 5 LOT 14 15 S PT OF 16

COMMISSION ACTION:

Approval of a finding of Historic Significance.



Sharon Peterson Wasielewski
Historic Preservation Officer



Zoning Case Notification Plan

Case Z-2010-024

Council District 1

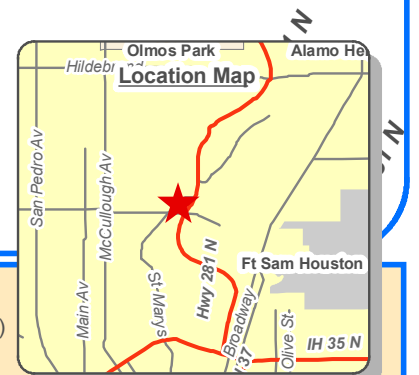
Scale: 1" approx. = 80 Feet

Subject Property Legal Description(s): NCB 00863 - Block 000 - Lot K

Legend

Subject Property (0.0738 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (12/11/2009 - E Hart)

CASE NO: Z2010024

Final Staff Recommendation - Zoning Commission

Date: January 05, 2010

Council District: 1

Ferguson Map: 616 F1

Applicant Name:

Owner Name:

Stephanie V. Lopez

Stephanie V. Lopez

Zoning Request: From "C-3" General Commercial District to "R-3" Residential Single-Family District.

Property Location: Lot K, NCB 863

3110 North St. Mary's Street

On the northeast corner of North St. Mary's Street and East Mistletoe Street

Proposal: To build a single-family dwelling

Neigh. Assoc. Tobin Hill Neighborhood Association and Tobin Hill Community Association

Neigh. Plan Tobin Hill Neighborhood Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

The .0738 acre site is vacant and located north of Downtown, on the northeast corner of North St. Mary's and East Mistletoe Streets. The subject property has frontage on both intersecting streets. Property to the east and across East Mistletoe to the south is zoned "C-3" General Commercial District. Property across North St. Mary's to the west is zoned "R-6" Residential Single-Family District. Many of the surrounding properties were zoned "H" Local Retail District under the 1938 City Code. The 1938 era zoning districts were cumulative and allowed not only retail but also residential. Following adoption of the 2001 Unified Development Code, the "H" District was converted to "C-3" General Commercial District. "C-3" allows only limited residential, and not single-family detached residential.

The applicant is requesting to change the zoning on the subject property to "R-3" Residential Single-Family District so that a single-family dwelling may be constructed. The requested "R-3" zoning district is consistent with the Low Density Mixed Use land use category designated for the subject property in the Tobin Hill Neighborhood Plan. Action Step 2.2.1 of the Plan states: Encourage and facilitate the development of quality, compatible infill housing where appropriate. The requested zoning of "R-3" permits only single-family dwellings with a minimum lot size of 3,000 square feet which would accomplish the stated Action Step. "R-3" would be an appropriate "downzoning" from the present zoning for this location.

CASE MANAGER : Pedro Vega 207-7890

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2010024

Address: 3110 North St. Mary's Street

Existing Zoning: C-3

Requested Zoning: R-3

Registered Neighborhood Association(s): Tobin Hill Neighborhood Association; Tobin Hill Community Association

Neighborhood/Community/Perimeter Plan: Tobin Hill Neighborhood Plan

Future Land Use for the site: Low Density Mixed Use

Analysis:

The subject property is located on the northeast corner of the intersection of St. Mary's Street and East Mistletoe Street near the edge of the Tobin Hill Neighborhood Plan area. The subject parcel is located on a block that includes small structures currently utilized for residential and/ or commercial uses. The surrounding area includes a mix of residential, office, retail, and institutional uses contained in a variety of building types and sizes.

The future land use designation for the subject property is Low Density Mixed Use. The Low Density Mixed Use land use category includes a mix of low intensity residential and commercial uses (on adjacent lots or integrated into a single structure). There should be compatibility between commercial and residential uses, shared parking located to rear of structure and limited curb cuts. Examples of uses include professional/ personal services, shop front retail with restaurants, cafes, gift shops, and low density residential dwellings.

The applicant is requesting to change the zoning on the subject property to R-3 so that a single-family residential dwelling may be constructed. The requested R-3 zoning district is consistent with the Low Density Mixed Use land use designation for the subject property (the existing C-3 zoning classification is not consistent with the adopted future land use plan). The requested zoning would allow for the construction of a new residential structure on a vacant lot. Action Step 2.2.1 of the Tobin Hill Neighborhood Plan states: "Encourage and facilitate the development of quality, compatible infill housing where appropriate. Compatible housing will maintain the historical and architectural integrity of the neighborhood and help to better utilize vacant and/or unkempt properties."

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

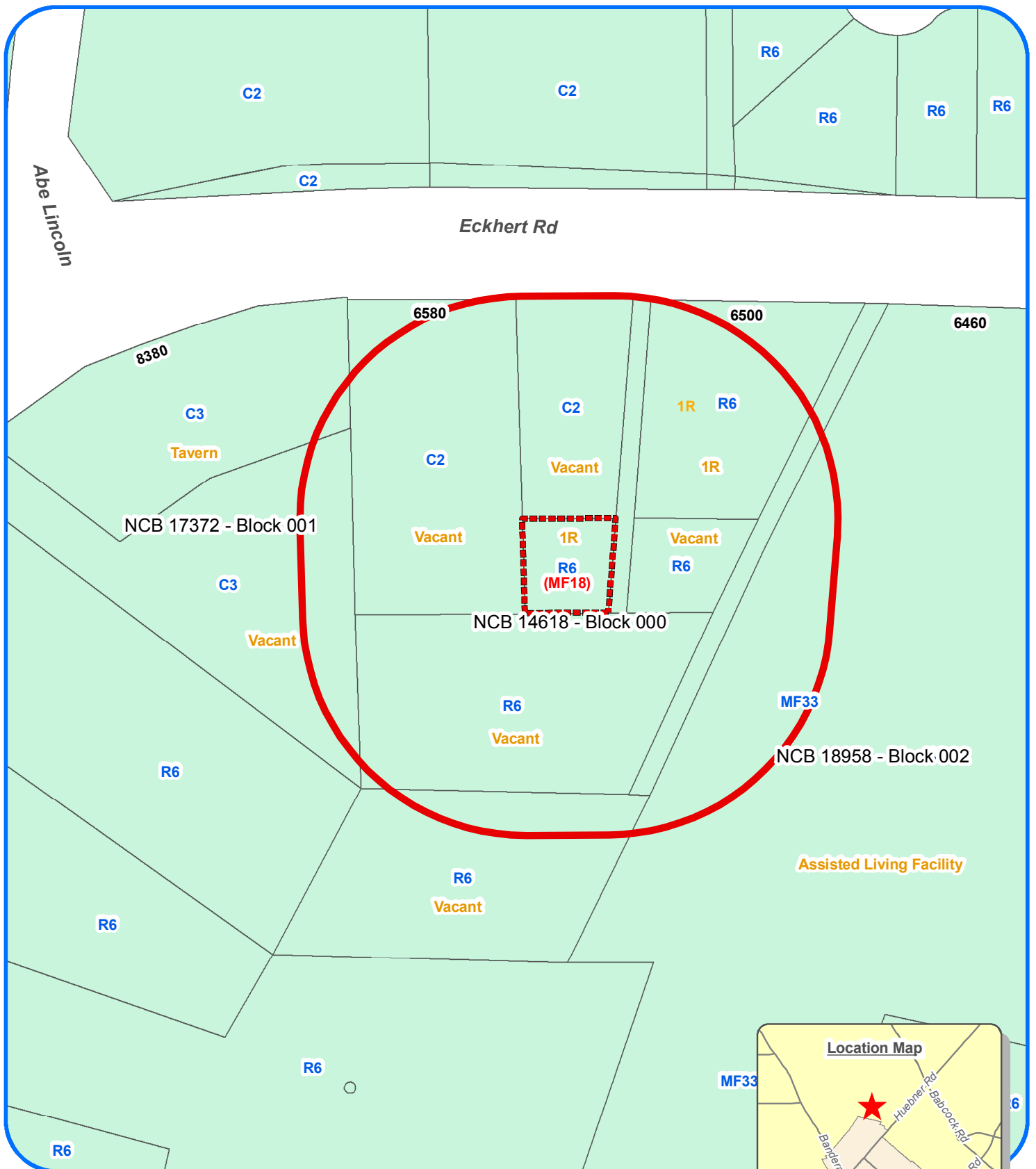
Reviewer: Michael Taylor

Title: Sr. Planner

Date: 12/15/2009

Manager Review: Andrea Gilles

Date: 12/15/2009



Zoning Case Notification Plan

Case Z-2010-025

Council District 7

Scale: 1" approx. = 80 Feet

Subject Property Legal Description(s): NCB 00863 - Block 000 - Lot K

Legend

Subject Property (0.155 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (12/11/2009 - E Hart)

CASE NO: Z2010025

Final Staff Recommendation - Zoning Commission

Date: January 05, 2010

Council District: 7

Ferguson Map: 548 A7

Applicant Name:

Edward R. Campos

Owner Name:

John Pace

Zoning Request: From "R-6" Residential Single-Family District to "MF-18" Multi-Family District.

Property Location: Parcel 79, NCB 14618

6500 Eckhert Road

On the south side of Eckhert Road, east of the intersection of Eckhert Road and Abe Lincoln.

Proposal: To allow an Assisted Living Facility

Neigh. Assoc. Alamo Farmsteads-Babcock Road

Neigh. Plan Huebner Leon Creeks Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

The .154 acre site is located in northwest San Antonio, on the south side of Eckhert Road, east of the intersection of Eckhert Road and Abe Lincoln. The subject property is occupied by a manufactured home accessed by a driveway along Eckhert Road. The City of San Antonio annexed the area including the subject site in December of 1972 and assigned "Temporary R-1" Single-Family Residence District. "Temp R-1" converted to "R-6" Residential Single Family District in February 2002 following adoption of the 2001 Unified Development Code (UDC). The subject property is adjacent to "R-6" zoning to the south and east with "C-2" Commercial District to the north and west. The adjacent parcel to the north of the subject property is planned to be part of the applicant's request to allow for the development of an Assisted Living Facility for the elderly. According to the applicant, these two parcels will be platted into one lot. The adjacent property is currently zoned "C-2" but apartments may be developed on the site per Section 35-D101 of the UDC which permits apartments in areas converted to "C-2" from the previous "B-2" Business District in 2002.

The "MF-18" Multi Family Residential District would be appropriate at this location. The subject property is near emergency facilities of the South Texas Medical Center. Considering the location and acreage of the subject property, "MF-18" would not adversely affect the surrounding neighborhood. The intended land use and zoning are consistent with the Huebner Leon Creeks Community Plan: future land use for the site is designated as Medium Density Residential. Medium density residential land uses generally provide appropriate transitions between commercial uses and low density residential uses.

The UDC defines "assisted living facility" as "a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons." Assisted living facilities are licensed and regulated by The Assisted Living Facility Licensing Act through the Texas Department of Aging and Disability Services.

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2010025

Address: 6500 Eckhert Rd.

Existing Zoning: R-6

Requested Zoning: MF-18

Registered Neighborhood Association(s): N/A

Neighborhood/Community/Perimeter Plan: Huebner Leon Creeks Community Plan

Future Land Use for the site: Medium Density Residential

Medium Density Residential includes Single Family Residential Development on one lot including townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes. Recommended development densities should not exceed 18 dwelling units per acre. This form of development should be located along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses, such as commercial. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

Analysis:

The subject property is located on the south side of Eckhert Road, just east of Eckhert Road and Abe Lincoln intersection. The subject property is approximately 0.15-acres and is developed with an existing residential structure. The current zoning of this property is R-6 which only allows a single residential dwelling unit with an accessory structure. The surrounding properties have R-6 zoning to the south and to the east, and C-2 zoning to the west and to the north.

The abutting parcel to the north of the subject property will be part of the applicant's request to allow for the development of an assisted living facility for the elderly. According to the applicant, these two parcels will be platted into one.

The intended land use and zoning is consistent with the land use plan. A medium density land use is an appropriate land use designation between commercial uses to the west and to the north, and low density residential to the south and to the west of the subject property.

The request conforms to the Land Use Plan.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

Reviewer: John Osten

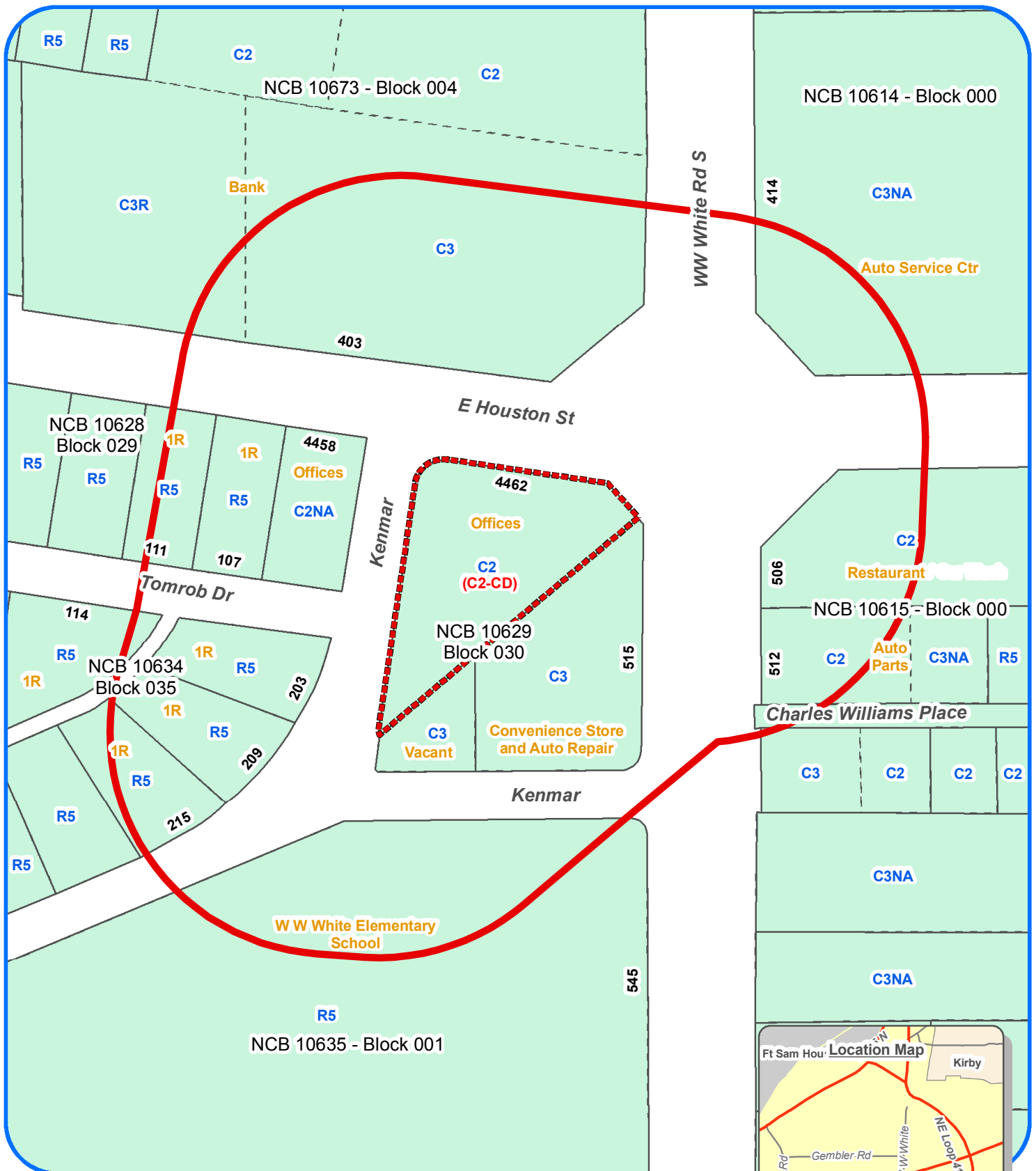
Title: Sr. Planner

Date: 12/15/2009

Manager Review: Andrea Gilles

Date: 12/15/2009

11/06/08



Zoning Case Notification Plan

Case Z2010026 CD

Council District 2

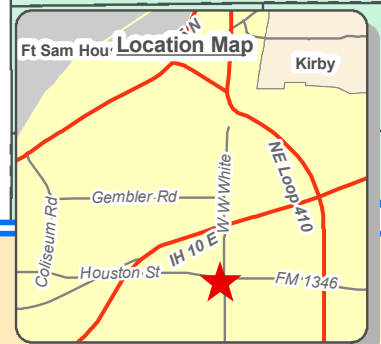
Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): 0.63 of an acre out of Block 30, NCB 10629

Legend

Subject Property (0.63 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (12/14/2009 - E Hart)

CASE NO: Z2010026 CD

Final Staff Recommendation - Zoning Commission

Date: January 05, 2010

Council District: 2

Ferguson Map: 618 D5

Applicant Name:

Charles Riley

Owner Name:

GCA Investments, Inc.

Zoning Request: From "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for a Funeral Home.

Property Location: 0.63 of an acre out of Lot 2 and Lot 3, Block 30, NCB 10629

4462 East Houston Street

At the southeast corner of East Houston Street and Kenmar

Proposal: To allow a Funeral Home

Neigh. Assoc. Eastwood Village Neighborhood Association; Huntleigh Park Residents Association is within 200 feet

Neigh. Plan Eastern Triangle Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval.

The Eastern Triangle Community Plan designates the subject property as High Density Mixed Use. The requested zoning and conditional use are consistent with the future land use plan.

The subject property consists of an existing office/commercial building on 0.63 of an acre of land. The property was annexed in September 1957, per Ordinance #25568, and was originally zoned "E" Office District and "F" Local Retail District. In a 1983 rezoning case, the zoning was changed to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "C-2" Commercial District. Surrounding zoning includes a mix of "C-2" and "C-3" General Commercial District, some with alcohol sales restriction or prohibition, to the north across Houston Street and to the east across W.W. White Road; with "R-5" Residential Single-Family District to the west and south. Surrounding land uses include a bank to the north and auto service center to the north; a restaurant, auto part sales, and a barber college to the east; auto repair, convenience store and elementary school to the south, with single-family homes and an office to the west.

Staff finds the requested zoning to be appropriate for the subject property due to the surrounding zoning and established pattern of development for the area. Additionally, the property's location near the major intersection of East Houston Street and WW White Road, as well as its proximity to a residential neighborhood, supports the Eastern Triangle Community Plan's goal of promoting diverse economic development through a mix of residential and commercial uses.

CASE MANAGER : Micah Diaz 207-5876

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2010026

Address: 4462 E Houston

Existing Zoning: C-2

Requested Zoning: C-2 CD (Funeral Home)

Registered Neighborhood Association(s): Eastwood Village

Neighborhood/Community/Perimeter Plan: Eastern Triangle Community Plan

Future Land Use for the site: High Density Mixed Use

High Density Mixed use includes well planned and integrated blend of higher density residential with retail, office, entertainment, and other land uses on adjacent lots, or integrated into one structure. Integration of uses occurs within structures with commercial uses on the ground floor level and residential on upper levels. The intense mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Mixed use is preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop. New mixed use developments on larger scale sites should integrate with existing uses and road and pedestrian networks. The overall goal of a high density mixed use land use is to promote walkability while allowing mix of uses.

Analysis:

The subject property is located at the southwest quad of East Houston Street and WW White Road. Both roads are major arterials. WW White Road is a major commercial corridor for this part of the city. The applicant is requesting a zoning change from C-2 commercial zoning district to C-2 CD, commercial zoning district with a conditional use to allow for the operation of a funeral home. Properties to the west and to the north of the subject parcel have C-2 zoning and properties to the east and to the south have C-3 zoning.

The applicant is planning to occupy 4,000 sq ft of the existing 7,000 sq ft commercial structure. The remainder of the building will be available to different tenants. Eastern Triangle Community Plan promotes diversity of businesses through its Economic Development goals and objectives (p. 32): "Walkable mixed use developments that include a mix of commercial, residential, and employment opportunities are highly encouraged to locate within the Eastern Triangle."

The applicant's request conforms to the Community Plan.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Other Comments:

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

Reviewer: John Osten

Title: Senior Planner



Date: 12/17/2009

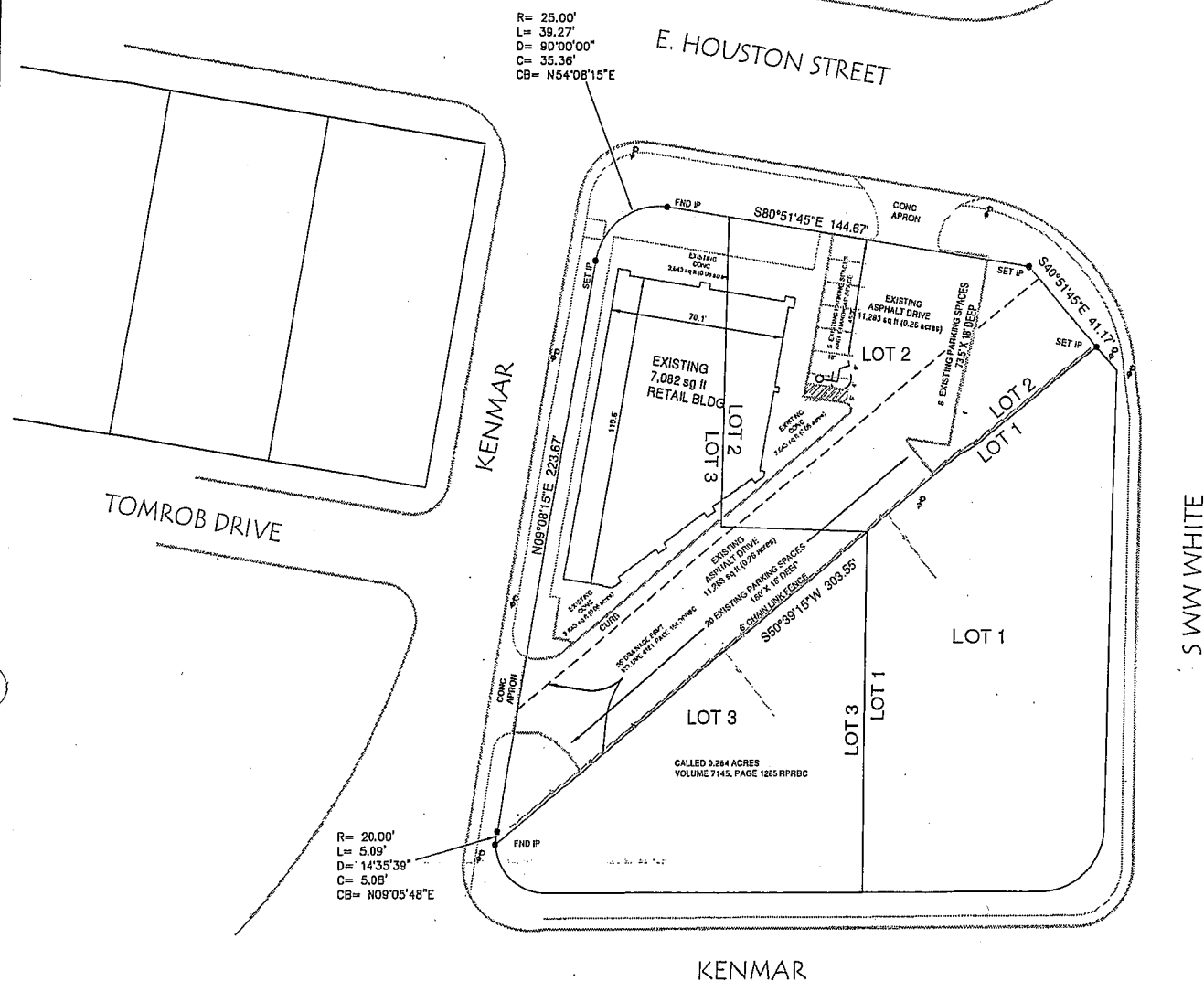
Manager Review: Andrea Gilles

Date: 12/18/2009

11/06/08

LEGEND

OVERHEAD ELECTRIC	—OE—
WOOD FENCE	—/ / / /
CHAIN LINK FENCE	—●●●●
WIRE FENCE	—X X X X
POWER POLE	
FIRE HYDRANT	



I, _____, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS

BEING 0.63 ACRES IN BLOCK 30, NEW
CITY BLOCK 10629, EASTWOOD VILLAGE,
IN THE CITY OF SAN ANTONIO, TEXAS
BEING THE SAME LAND AS DESCRIBED
IN A DEED RECORDED IN VOLUME 13333,
PAGE 2088 RPRBC

IMPERVIOUS COVER TOTALS	
PAVED AREA	11,283 SQ FT
CONCRETE	3,643 SQ FEET
BUILDING	7,082 SQ FT
TOTAL	22,008 SQ FT

EXISTING PARKING COUNT	
33 REGULAR PARKING SPACES	18' DEEP AND 5' WIDE
1 HANDICAP SPACE	18' DEEP AND 9' WIDE
	WITH ADJACENT PARKING STRIP



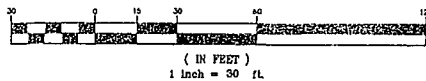
DATE: NOVEMBER 11, 1969
JOB NUMBER: 209410



WILKIE SURVEYING
10615 PERRIN BEITEL #206
SAN ANTONIO, TEXAS 78217
(210) 650-9990 PHONE
(210) 650-9995 FAX
JDW@WILKIESURVEYING.COM

JERRY D. WILKIE, JR. R.P.L.S. NO. 4724

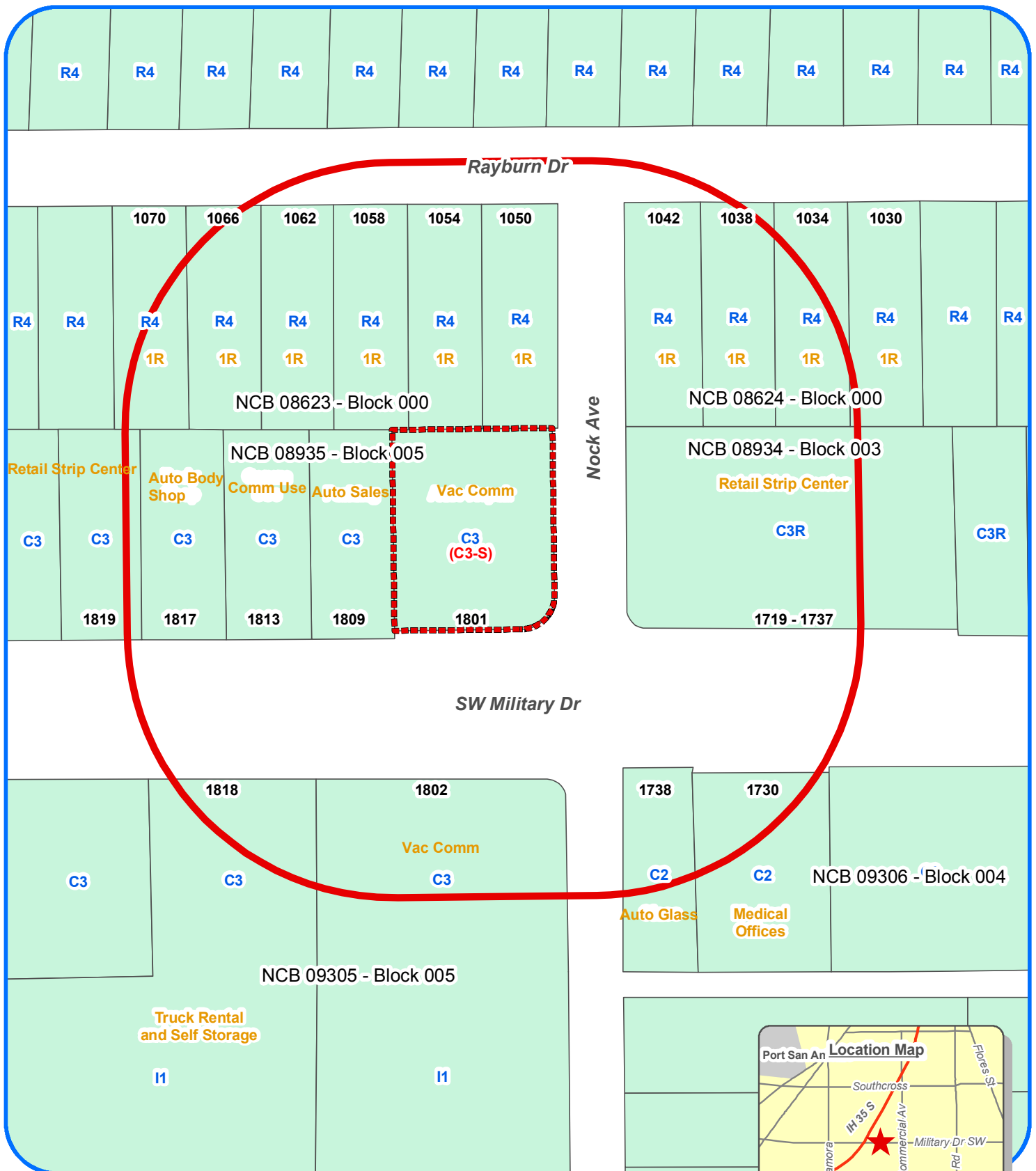
GRAPHIC SCALE



SCALE: 1" = 30'

DRAWN BY: JDW

CHECKED BY: JDV



Zoning Case Notification Plan

Case Z-2010-028 S

Council District 4

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 08935 - Block 005 - Lot 13

Legend

Subject Property (0.4132 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (12/14/2009 - E Hart)

CASE NO: Z2010028 S

Final Staff Recommendation - Zoning Commission

Date: January 05, 2010

Council District: 4

Ferguson Map: 650 A7

Applicant Name:

Peveto Companies

Owner Name:

Peveto Companies Inc.

Zoning Request: From "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for a Pay Day Loan Agency.

Property Location: Lot 13, Block 5, NCB 8935

1801 Southwest Military Drive

On the north side of Southwest Military Drive between Nock Avenue to the east and Logwood Avenue to the west.

Proposal: To allow a Pay Day Loan Agency

Neigh. Assoc. The nearest neighborhood association is the Tierra Linda Neighborhood Association.

Neigh. Plan South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is occupied by a vacant commercial structure that measures approximately 3,300 square feet with ingress/egress on Southwest Military Drive (a Primary Arterial "Type A" street). The property is adjacent to C-3 zoning to the west, east and south and R-4 zoning to the north. The surrounding land uses consist of a retail strip center to the east, residential dwellings to the north, and commercial uses to the west and south.

The applicant is requesting a zoning change to allow a pay day loan agency, which requires a Specific Use Authorization in C-3 zoning districts. Staff finds the request for a Specific Use Authorization to be appropriate given the subject property's location within the intense commercial node of Southwest Military Drive and IH 35 South. The prevalence of commercial zoning and uses to the south, east and west indicates the proposed zoning district and use of the property would be consistent with the current development pattern along this portion of Southwest Military Drive. The subject property is bound by existing commercial zoning to the west making other types of commercial development of the property appropriate as well.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

CASE MANAGER : Brenda Valadez 207-7945

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2010028 S

Address: 1801 SW Military Drive

Existing Zoning: C-3

Requested Zoning: C-3 S (Specific Use Authorization for a Pay Day Loan Agency)

Registered Neighborhood Association(s): None

Neighborhood/Community/Perimeter Plan: South Central San Antonio Community Plan

Future Land Use for the site: Regional Commercial

Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial includes malls, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships. Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or medium to high density residential uses.

Analysis:

The subject property is located at the southwest corner of SW Military Drive and Nock Ave. This location has both zoning and designated land use for Regional Commercial. The surrounding properties have C-3 zoning to the east, west and south, and R-4 to the north. The subject property totals approximately 0.4132 acres. This property formerly housed an automotive repair shop. The zoning change request is to allow for the development of a Pay Day Loan Agency.

This portion of SW Military Drive is designated for Regional Commercial uses and is currently developed with various commercial uses. Economic Development Objective – 1.2 (p. 9) elaborates on attracting investors for vacant land and buildings available for development.

Since the base zoning will remain the same, a consistency with the land use plan is not required.

Staff recommends approval for this request.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Other Comments:

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

Reviewer: Robert C. Acosta

Title: Planner

Date: 12/15/2009

Manager Review: Andrea Gilles

Date: 12/15/2009

11/06/08

50201027

Job No 9295-93